

Former SJ Medical Center Site Land Use- Health Care Study

LAND USE CONSULTANT SCOPE OF WORK

The Land Use Consultant shall possess specialized and adequate expertise to develop a land use study in conjunction with the undertaking of a health care study for the SITE to assist CITY and HOSPITAL, as a part of the FRAMEWORK process, in developing feasible land use alternatives for the SITE. Specifically, the Consultant at a minimum will provide the following services and work:

1. The consultant shall produce work that will be shared with the community over a multi-month period through the FRAMEWORK process to afford the community the ability to fully review proposed alternatives. The combination of land use and healthcare methods of analysis will include examining the potential of a comprehensive outpatient health services facility at the SITE and the viability of future expansion into a full service hospital at the SITE.
2. The study shall investigate the opportunities of including a diverse range of housing, including a continuing care retirement community.
3. Consultant's study shall include in the alternatives discussion, identification of a 5+/- acre site at the SITE for future expansion into a comprehensive medical facility / hospital (including a helipad) on-site in order to serve the future medical needs of the projected populations in the greater Downtown area of CITY and identified within the Zaretsky study.
4. If CITY determines it would be appropriate, consultant shall work with CITY staff to identify other potentially viable long-term health care facility sites within the Downtown area of CITY.
5. Consultant's study shall include an adequate assessment of the relocation of Fire Station #8 in the area and incorporation into the SITE.
6. Consultant's study shall adequately assess land use alternatives enhancement and support of the East Santa Clara Neighborhood Business District.
7. Consultant shall participate in internal CITY staff and team meetings as requested by CITY.
8. Consultant shall participate in up to seven (7) Stakeholder Advisory Committee meetings, one (1) community workshop, one (1) Planning Commission hearing and one (1) City Council hearing related to the FRAMEWORK PROCESS and STUDY.
9. Consultant shall prepare at least one (1) draft and one (1) final report on land use alternatives for the SITE acceptable to CITY's Director of Planning, Building and Code Enforcement for presentation to CITY's Planning Commission and City Council.